



17 Alumhurst Road Westbourne
Bournemouth BH4 8EL

A bright one bedroom first floor flat with superb private balcony just 100 yards from Westbourne Village.
£195,000

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Albury & Hall are delighted to be offering this immaculately presented bright one bedroom first floor flat with its own superb private balcony. The property is situated in a perfect location just 100 yards from Westbourne Village with its range of cafes, bars and restaurants alongside boutiques and the usual High street amenities. The sea front can be easily reached via the wooded walk through Alum chine. Bournemouth town centre is a mile away with its shopping, leisure and entertainment facilities. There are excellent public transport systems running through Westbourne itself including National Express and easy access by road and rail to Southampton and London.

A communal entrance door leads to carpeted communal hallways with stairs leading to the first-floor landing. The front door of the flat opens into the entrance hall which has a large storage cupboard with space for fridge/freezer and shelving. A door from the hall leads into the lounge which in turn has a door opening onto the **SUPERB PRIVATE BALCONY** which is exceptionally spacious and sunny. The modern kitchen has eye level units with a built-in gas hob with extractor above and electric oven under, space and plumbing for washing machine and a wall mounted combination gas boiler that was fitted in 2020. The double bedroom has two recessed wardrobes and the bathroom has a white three-piece suite. Features include gas central heating, entry phone system, double glazing and an **ALLOCATED PARKING SPACE**. This property would make a perfect first-time purchase, second home or as a buy to let opportunity.

The vendor has supplied the following information:

Tenure: Leasehold with a 189 year lease from 2000.

Maintenance: 26/03/2022 - 25/09/2022 approximately £1,152.50

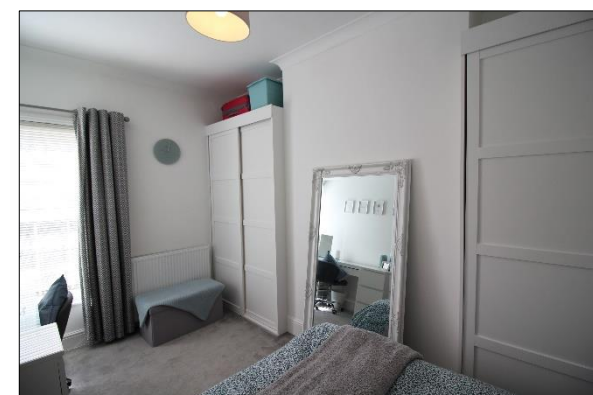
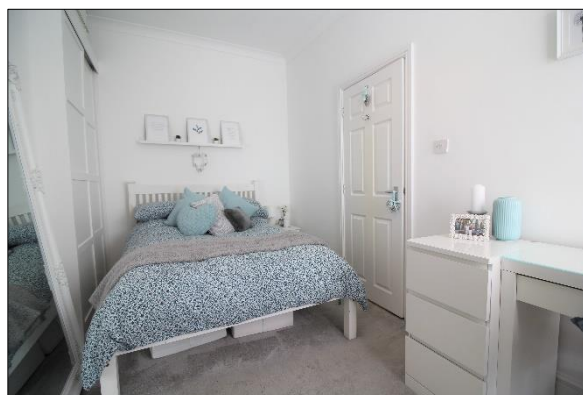
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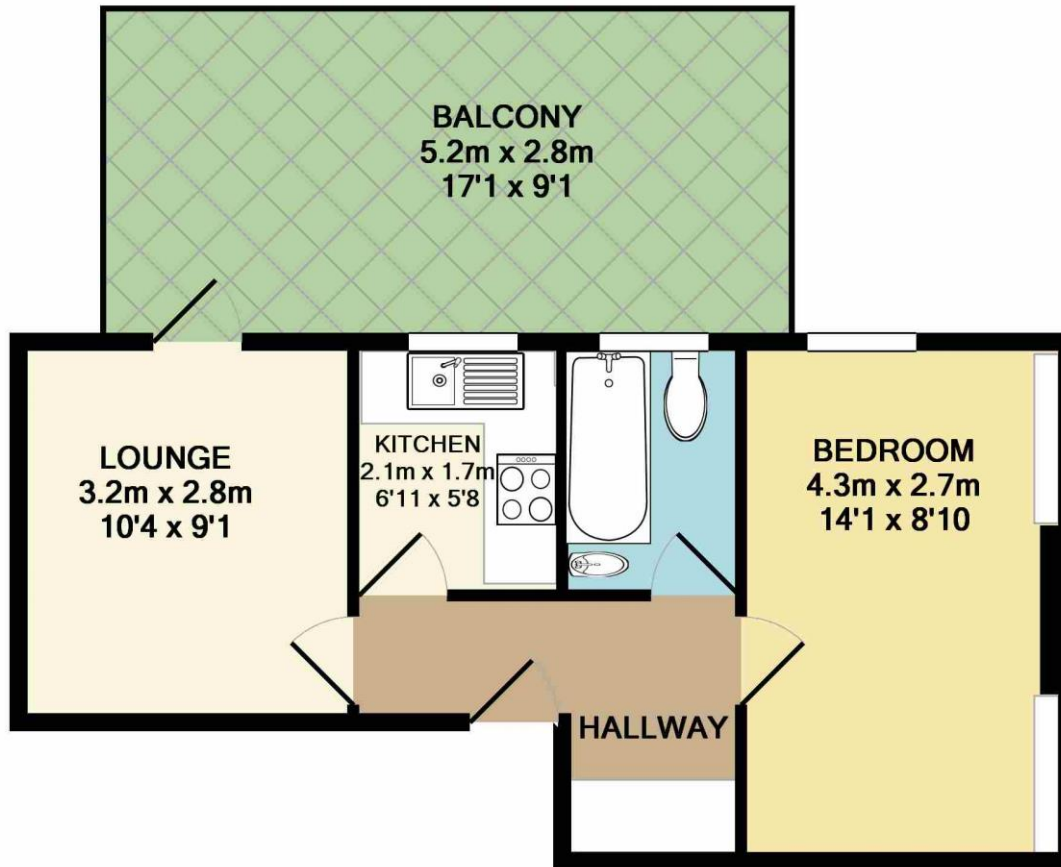
47 Poole Road, Westbourne, Dorset BH4 9BA

Tel: 01202 751333

Email: sales@alburyandhall.co.uk

www.alburyandhall.co.uk





TOTAL APPROX. FLOOR AREA 31.8 SQ.M. (343 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COUNCIL TAX - BAND A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	←	←
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Address:
Field 17, Westbourne, Swanage, Dorset, BA15 2EJ

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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